



Board of Adjustment

Agenda

DANETTE SCHEPERS- Chair	
GREG HITCHENS	WADE SWANSON
TYLER STRADLING	CHAD CLUFF
TRENT MONTAGUE- Vice Chair	MARK FREEMAN

November 12th, 2013
City Council Chambers- Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Administrator’s report
 - i. Discuss modifications to regulations for Medical Marijuana facilities.
 - ii. Discuss Zoning Ordinance housekeeping updates.
 - iii. Status of the Sign Code update.
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE OCTOBER 15TH, 2013 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.

CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA13-045 960 North Riverview (District 1) – Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the PS-PAD zoning district. (PLN2013-00392) (Continued from the September 10th, 2013 hearing)

Staff Planner: Angelica Guevara

Staff Recommendation: Continuance to the December 10th, 2013 hearing.

- *2. BA13-049 2535 West Broadway Road (District 3) – Requesting: 1) a Variance to allow the reduction to the required parking space dimensions; and 2) a Variance to allow an encroachment into the required side yard in the RS-9 zoning district. (PLN2013-00381) (Continued from the September 10th, 2013 hearing)

Staff Planner: Julia Kerran

Staff Recommendation: Withdrawal

3. BA13-051 333 West 9th Street (District 1) – Requesting: 1) a Variance to allow an encroachment into the required side yard; 2) a Variance to allow an encroachment into the required rear yard; and 3) a Variance to exceed the maximum roof area allowed, all in the RS-6 zoning district. (PLN2013-00426) (Continued from the September 10th, 2013 hearing)

Staff Planner: Julia Kerran

Staff Recommendation: Denial

4. BA13-056 126 North Spencer (District 4) – Requesting: 1) a Variance to allow an accessory structure to encroach into the required rear and side yards; and 2) a Special Use Permit to allow the rental of an accessory dwelling unit; both in the RS-6 zoning district. (PLN2013-00507)

Staff Planner: Lesley Davis

Staff Recommendation: Denial

*5. BA13-057 1626 North Country Club Drive (District 1) – Requesting a Substantial Conformance Improvement Permit to allow the expansion of an existing group commercial development in the LC zoning district. (PLN2013-00264)

Staff Planner: Mia Lozano

Staff Recommendation: Approval with Conditions

*6. BA13-058 3831 and 3841 East Main Street and 30 South 39th Street (District 2) – Requesting a Substantial Conformance Improvement Permit to allow the development of an existing commercial site in the GC zoning district. (PLN2013-00473)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

7. BA13-059 3716 East Main Street (District 2) - Requesting a Substantial Conformance Improvement Permit to allow the expansion of an existing group commercial site in the GC zoning district. (PLN2013-00477)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

8. BA13-060 4046 East Edgewood Avenue (District 2) – Requesting a Variance to allow a detached accessory structure to encroach into the required side yard in the RS-6 zoning district. (PLN2013-00479)

Staff Planner: Angelica Guevara

Staff Recommendation: Denial

*9. BA13-061 4142 East Valley Auto Drive (District 2) – Requesting a Variance to allow a reduction to the required landscape yard in the LI-PAD zoning district. (PLN2013-00475)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *10. BA13-062 103 North Fraser Drive East (District 4) – Requesting a Variance to allow a carport to encroach into the required side yard in the RS-9-HP zoning district. (PLN2013-00502)

Staff Planner: Julia Kerran

Staff Recommendation: Approval with Conditions

OTHER BUSINESS:

C. ITEMS FROM CITIZENS PRESENT.